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# SANBORN PARK MASTER PLAN

*A Plan for a Renewed Oakland City Park Sponsored by:*

Community Residents of the Fruitvale Neighborhood of Oakland,

The Spanish Speaking Unity Council,

The Trust for Public Land,

The University-Oakland Metropolitan Forum

*and*

The City of Oakland Life Enrichment Agency,  
Parks, Recreation and Cultural Services

*Developed by:*

A University of California at Berkeley,  
Department of Landscape Architecture Graduate Studio,  
Professors Walter Hood and Louise Mozingo

August 1997



# SANBORN PARK MASTER PLAN

The Sanborn Park Master Plan is a comprehensive study of the park's resources, including its natural, cultural, and historical values. The plan provides a detailed description of the park's current condition and identifies the key issues that need to be addressed. It also outlines a series of recommendations for the park's future management, including the development of a long-term management plan, the implementation of a monitoring and evaluation system, and the establishment of a park advisory committee. The plan is intended to serve as a guide for the park's management and to provide a basis for the development of future plans and programs.

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## THE SANBORN PARK MISSION

*Sanborn Park and Community Center, the pride of Fruitvale, exists to celebrate cultural diversity in a fun, safe and healthy environment. The Sanborn Advisory Council is dedicated to providing valuable resources to members of the community.*



## THE VISION

*Sanborn is a vibrant environment where the diverse Fruitvale community is encouraged to work together to become more responsible and active in taking ownership of the park and community center.*

Developed by  
Sanborn Advisory Council, February 1996



## EXECUTIVE SUMMARY AND INTRODUCTION





## EXECUTIVE SUMMARY AND INTRODUCTION



## Executive Summary

This Master Plan for Sanborn Park represents a complete re-design of a much-loved community park dating from the early 1950s. Sanborn Park has been impacted heavily by decades of use and is in significant need of renovation.

It is clear to many community residents and the designers participating in this project that the actual existing physical design of Sanborn has encouraged some of the undesirable activities taking place in the park. This situation ultimately galvanized the community to take action and reclaim a valued community resource.

This master plan presents a new design for Sanborn Park distilled from an extensive community design process. The re-design and re-construction of the park is divided into several components: Component I includes the re-design and renovation of the park landscape; Component II includes the construction of a new Sanborn Park Community Center to replace the existing community center; Component III is the expansion of the park with the acquisition of up to two adjacent parcels.

**In summary, the major components are as follows:**

### Component I - Redesigned Park Landscape

- Expand entry plaza
- Implement traffic “calming” devices to facilitate accessibility to the park from across Fruitvale Avenue
- Construct paseo walkway with palm trees, benches and stage area opening out to the lawn
- Expand lawn and softscape areas
- Grade portions of the park to provide additional level recreation and play surface
- Supplement and renovate existing playground equipment and add additional equipment to meet with Americans with Disabilities Act standards
- Increase park lighting
- Introduce a water feature (runnel) acknowledging the underground Sausal Creek beneath it and allowing children safe access to water for play
- Create a cul-de-sac where East 17<sup>th</sup> Street meets the back of the park

### Component II - Newly Constructed Community Center

- Relocate and construct new Community Center to improve safety and visibility in park and to provide for new and expanded programming

### Component III - Park Expansion

- Acquisitions adjacent to the park will increase the amount of active open space in the park and provide a pedestrian link to Hawthorne-Whitton Schools
- Additional acquisitions and/or improvements along the Sausal Creek corridor beyond the park boundary will allow restoration of the creek to a naturalized state and provide an outdoor environmental classroom for the neighboring school children

- A Junior-size soccer field at the Hawthorne-Whitton School will provide a much needed sports field for the neighborhood
- As land is acquired or use agreements determined, a community design process will be used to determine the final design and programming elements



This view into the park from the East 17th entrance shows the community center in its new location, the "Tot Lot" and runnel in the foreground, as well as the "Adventure Area" and paseo in the distance.



## Introduction

### History of Planning Effort

The Master Plan for Sanborn Park and surrounding areas is the result of an extensive community design process involving Fruitvale youth and adults, resident community boards, local and national nonprofit organizations, local and national foundations, the University of California at Berkeley and the City of Oakland.

Fruitvale community residents wanted to reclaim cherished community centers such as Sanborn before new parks were developed in the area. Many residents saw Sanborn Park as having been lost to crime and vandalism. To address public safety concerns and to transform Sanborn Park into a more useful and vital open space asset, community residents came together with parks, open space and landscape professionals to recreate Sanborn Park as the residents envisioned it.

In 1994, The Trust for Public Land was awarded \$6.5 million in grant funding from the Lila Wallace Reader's Digest Fund to implement community based park planning initiatives in seven cities around the country including Oakland. TPL teamed with the Spanish Speaking Unity Council to implement a number of pilot projects in Fruitvale. As a result, the Fruitvale Open Space Team was formed to begin work on the concept. This was a small but diverse group of people including representatives from the The Trust for Public Land, the Spanish Speaking Unity Council, Hawthorne-Whitton Elementary School, City of Oakland Parks, Recreation and Cultural Services (PRCS), the Oakland Museum Urban Spaces NEED Leadership Project and Alameda County Flood Control.

In 1995, the Fruitvale Community Collaborative (FCC), a project of the Spanish Speaking Unity Council, began to explore the idea of renovating Sanborn Park with students and teachers from Hawthorne-Whitton School. Social studies classes worked on preparing alternative ideas for park design.

Another project partner, the University-Oakland Metropolitan Forum was awarded funding for the project through a Joint Community Development grant from the U.S. Department of Housing and Urban Development. As a result, in 1996 the Fruitvale Open Space Initiative was created as a collaborative effort between the University-Oakland Metropolitan Forum, the Spanish Speaking Unity Council, The Trust for Public Land, and the City of Oakland to focus on developing additional new parks, open spaces and public access to the waterfront in the under-served community of Fruitvale.

During the spring, summer and fall of 1996, faculty from the Department of Landscape Architecture at the University of California at Berkeley worked with nine graduate students from the program and over 160 Fruitvale residents to conduct a community design process that resulted in this Master Plan. In addition, numerous workshops, feedback sessions and visits to local community organizations succeeded in establishing a broad-based consensus and crystallizing the vision of community residents for a renewed and re-invigorated Sanborn Park as a truly vital center of the community.

In reclaiming Sanborn Park, community residents will gain more than a new park. The

neighborhood will be cleaner, safer and healthier and the park will create a community gathering place which provides an environment for active children. Sanborn Park symbolizes the pride and empowerment of the Fruitvale community and is the significant outcome of a collaborative process that will bring other new parks and recreational open space to the Fruitvale neighborhood and the City of Oakland.

### **Collaborating Project Partners**

#### ***City of Oakland Life Enrichment Agency, Parks, Recreation and Cultural Services (PRCS)***

The City of Oakland's PRCS manages all municipally owned and operated recreation, park and open space facilities and is dedicated to providing a comprehensive range of programs and services to improve the quality of life of Oakland residents and others who visit the City of Oakland.

#### ***Spanish Speaking Unity Council***

The lead community organization is the Spanish Speaking Unity Council. The mandate of the Unity Council as a non-profit community development corporation in Oakland is to redress the imbalance in institutional capacity and economic opportunities in urban neighborhoods, focusing primarily on the community of Fruitvale. Over the last 32 years, the Unity Council has developed a comprehensive approach to community development including economic and physical development in addition to social infrastructure strategies. The Unity Council has received funding from a variety of sources to enact major physical improvements in the Fruitvale District, an example being the BART Transit Village. The Unity Council also runs a federally funded Main Street Program for facade improvements along East 14th, a major commercial street in the area, and has been awarded Enhanced Enterprise Community funding.

#### ***The Trust for Public Land***

The Trust for Public Land (TPL) is a national, nonprofit land conservation organization that acquires land for people to enjoy as parks, gardens, natural areas and open space. TPL works in partnership with government, business and community groups to bring parks to people. TPL has a staff of experts which have developed many of the technical tools used in the development of parks in the areas of real estate, law, urban planning, public finance, community and government relations, public affairs and fundraising. In urban centers around the country, TPL is working in inner-city neighborhoods and rapidly expanding metropolitan areas to create parks, playgrounds, ballfields, greenways, trails and open space.

#### ***The University-Oakland Metropolitan Forum, Institute of Urban and Regional Development, University of California at Berkeley***

The University-Oakland Metropolitan Forum is a partnership of local universities and colleges with the Oakland community. The Forum is administered by the Institute of Urban and Regional Development at the University of California at Berkeley. Since 1986, the Forum has applied the resources of higher education to issues of community development and education in Oakland, including many projects in the Fruitvale neighborhood.

In 1996, the U.S. Department of Housing and Urban Development (HUD) awarded the Institute of Urban and Regional Development a three-year grant as part of the Joint Community Development (JCD) Program. JCD is a new HUD initiative which links universities directly to the physical and economic revitalization of urban neighborhoods. The Fruitvale Recreation and Open Space Initiative is one of ten components of the UC Berkeley-Oakland JCD Program.

### **Private Funders**

In 1994, the Lila Wallace-Reader's Digest Fund awarded \$6.5 million in grants over four years to organizations in seven mid-sized cities and the Trust for Public Land to enhance existing and create new parks in underserved neighborhoods. In seeking to increase the quality and quantity of parks in American cities, the initiative is providing opportunities for community groups, residents, conservationists and parks experts to work side-by-side to create physical improvement and programming that enable parks to play a more central role in the life of communities.

Additional funding has been provided by the Evelyn and Walter Haas, Jr. Fund; the Richard and Rhoda Goldman Fund; the Fruitvale Community Development District Board and individual donors who recognize that local neighborhood parks help make each community a special place in which to live and work.





## PROJECT CONTEXT



## History of Fruitvale Neighborhood and Sanborn Park

Today, Fruitvale is a densely built community more than 1600 acres in size where 12% of the total population of the City of Oakland resides. More than half of the community's residents are either African-American or Latino (mostly Mexican and Mexican-American) with each comprising about 29% of the area's population. Children under the age of 14 represent 27% of the total population in the community and this proportion is anticipated to grow even larger in the coming years. Largely a community of renters, about 35% of Fruitvale residents own their homes and the median income is \$26,296 compared to a city-wide median of \$27,095.

Fruitvale takes its name from the thousands of cherry, pear and apple trees planted by settlers in the 1870s and 1880s. With the coming of the transcontinental railroad to Oakland, the area became a rural suburb of the expanding city with large homes and tree-lined streets. A thriving business district grew at the intersection of Fruitvale Avenue and East 14th Street where two cross-town streetcar lines intersected. Fruitvale eventually became part of a larger town called Brooklyn and, shortly thereafter, annexed to Oakland.

In the late 1800's, John Sanborn bought a plot of land in Fruitvale which he and his wife, Elizabeth, transformed from the Chinese vegetable gardens of earlier immigrants into a grand residence and grounds. The Sanborns were in the horticulture business and collected plants from around the world. Many specimen trees and plants which were planted remain in the park today. Historically, the park served as a site for students from the University of California, Berkeley and other local schools to study botany because of the availability of a variety of vegetation.

In 1910 the City of Oakland acquired the Sanborn Estate from Elizabeth Sanborn to create a park. The fate of the Sanborn Mansion, which formerly stood in the center of the park, is not known. The original park plan indicated a circular drive showing where the entrance porch to the Sanborn residence once was, and the location of the horse stables, greenhouses and sheds next to the creek.

In 1951 the park was redeveloped. All traces of the Victorian estate, except for the trees, were replaced with a modernist design. Outdoor activity areas provided card tables, barbeque grills, play equipment, a sand lot and a promenade leading to a small community center.

Over the last twenty-five years, Sanborn Park has fallen into significant disrepair. However, Fruitvale has remained a neighborhood with a distinct identity and the re-design of Sanborn Park is part of an important community effort to help restore Fruitvale's unique and historic vitality.

## Existing Conditions

### Existing Site Conditions

Sanborn Park is 1.91 acres in size and is surrounded by residential properties on three sides and by Fruitvale Avenue on the fourth. East 17th Street dead-ends into the rear of the park. The park landscape consists of a large variety of poorly maintained trees, lawn and bare dirt areas. Much of the vegetation is unmanaged and overgrown limiting visibility through the park. The soils are heavily compacted severely impacting the health of the lawn.

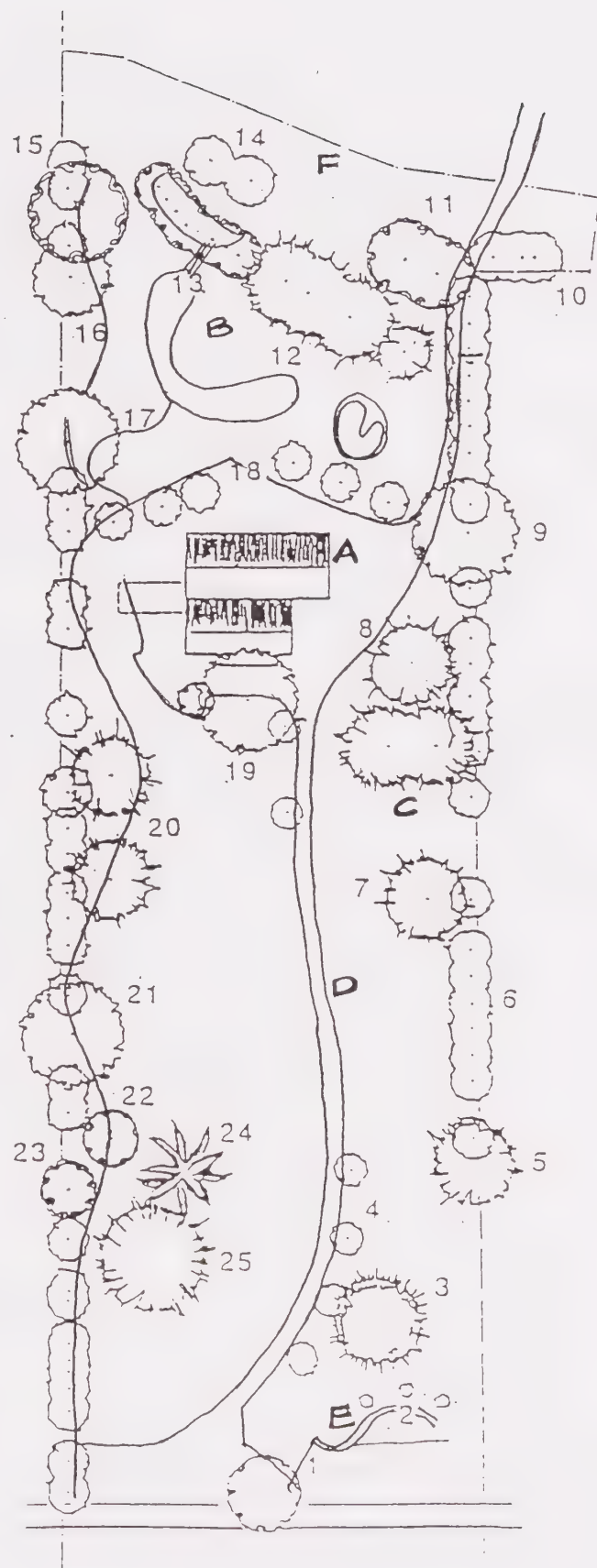
The park suffers from inadequate lighting, outdated play equipment, deferred maintenance and design flaws that have encouraged undesirable and illegal activities to occur. The park is currently lit by pole lamps which are inadequate to provide sufficient visibility for night safety. Much of the play equipment (B and C) is heavily worn from decades of daily use and does not meet current Americans with Disabilities Act (ADA) standards. The promenade (D) is in disrepair and worn from years of use and deferred maintenance. Insufficient seating is scattered around the park with a seatwall on Fruitvale Avenue (E), benches along the path and several scattered picnic tables. Barbeque grills once located next to the existing community center were removed for safety reasons many years ago. The existing Sanborn Community Center (A) was expanded during the early 1980s to 1,875 square feet but the number of programs and activities desired in the community has outgrown the capacity of the building.

A section of Sausal Creek (F) currently flows through an underground culvert along the northwest property boundary of the park. Adjacent property ownership extends to the center of the creek and there is a flood control easement over its entire width and length to allow for County maintenance. Throughout the Fruitvale area the creek is fenced; however, holes are apparent in the fence at some points and dumping is a significant problem.

### Neighborhood Conditions

The Fruitvale area is divided by the I-880 freeway which runs closely parallel to the railroad tracks and to BART separating the commercial and residential area from the more industrial Jingletown - Kennedy Tract area that borders the Estuary. Though industrial, the Kennedy Tract also includes significant housing stock much of which is live-work space. The I-580 freeway borders Fruitvale on the east side.

The major streets in the Fruitvale District are East





14th Street and Foothill Boulevard which are connected by Fruitvale Avenue. Over 400 small businesses are concentrated near the intersections of these streets. Of these, 84% are retail and/or service establishments. East 14th Street has the greatest number of businesses and is the dominant retail strip in the area with banks and chain stores. The Fruitvale BART station is located two blocks from the intersection of East 14th Street and Fruitvale Avenue.

There is little off-street parking in the commercial areas. The variety of businesses, the creative re-use of older buildings and the personalization of both commercial and residential properties give the densest parts of the neighborhood a lively, enterprising feel. Informal streetfront surveys, however, do indicate a significant number of commercial vacancies.

Sanborn Park is in a central location on Fruitvale Avenue and East 16th Street. Immediately across the street from the Park are apartment buildings, a mortuary and a church. The park is flanked by two relatively large apartment buildings and the back yards of the residences on East 16th and 17th Streets. Though there are some apartment buildings, many of the houses are owner-occupied single family bungalows, particularly towards the back of the park. La Clinica de la Raza is one block west of the park on Fruitvale Avenue. Hawthorne-Whitton School is on East 17th Street, just northwest of the park.

There is a conspicuous lack of parks within the area. The Open Space Conservation and Recreation (OSCAR) element of the Oakland General Plan states that the amount of park land/school yard is "roughly one-sixth the standard adopted by the City. This is the lowest per capita ratio in the city." Though there is vacant land within the industrial area, there is very little left within other parts of the neighborhood. The OSCAR states that Fruitvale has, "...just 77 acres of undeveloped land...and ranks among the lowest in its percentage of total area in open space."

### **Transportation and Circulation**

Fruitvale is well-served by local and regional mass transit by Alameda County Transit and the BART system. Automobile, bus and truck traffic is heavy on East 14th Street and Fruitvale Avenue. Speeding is common heading north-east on Fruitvale Avenue (towards the hills). Heading south-west (toward the bay) congestion is common, as there is only one traffic lane for drivers heading in that direction. For all streets, the heaviest traffic occurs around 4 p.m. The side streets surrounding the park are generally quiet except during the opening and closing of Hawthorne-Whitton School.

There have been numerous accidents at neighborhood street intersections and it is dangerous for pedestrians crossing Fruitvale Avenue into the park. Many residents use the park path to cross from residential neighborhoods to the shopping district. Large number of children also pass through the park from across Fruitvale Avenue to get to school.

### **Activity Patterns**

Oakland Parks, Recreation and Cultural Services staff estimates approximately 1,700 people per month use Sanborn Park during the summer. During the winter months, usage drops slightly to approximately 1,300 per month.

New programming has been introduced over the last two years and the park is more heavily used

than before. A number of programs offered at the community center draw many residents to the park for both educational and social opportunities. A large percentage of programs are targeted towards children. Currently these include: "Tiny Tots" pre-school program; "Creative Growth," an after school program for grades K-6 featuring everything from cooking to arts and crafts to outdoor sports; organized football and basketball for girls and boys grades 4-6; Girl Scouts and Boy Scouts; capoeira; "Just Say No," a weekend program for teens and pre-teens; and a free lunch program for community children. Hawthorne-Whitton School has also initiated collaborative programming with the Sanborn Park Community Center.

Many events, festivals and community meetings take place at the community center. Community members are encouraged to become involved in planning activities and events at the park through the monthly Sanborn Advisory Council meetings. The Fruitvale Lion's Club, for example, has adopted Sanborn Park as one of their community projects.

### ***Weekday Patterns***

In the early mornings, children attending Hawthorne-Whitton Elementary School cut through the park on their way to school. During the late morning, groups of young children play supervised by their parent and other adults. There is an increase in activity around noon during the free lunch program for children at the community center. In the mid-afternoon, children walk through the park when leaving school. A small group of adults uses the park in the late afternoon to meet and talk on the benches, and to bring their small children to the swings. During school hours, children from Hawthorne-Whitton School that use wheelchairs play at the park and eat their meals in the community center.

At night because of poor lighting and a continuing history of undesirable and illegal activities, Sanborn Park is largely deserted by community residents. Community meetings in the community center are rarely scheduled after dark because residents are afraid to walk through the park.

### ***Weekend Patterns***

Weekends tend to have a steadier flow of people in the park. Adults and children continue to cut through the park during the morning hours as well as using the park benches as places to gather. The largest amount of activity comes in the afternoon when groups of young teenagers and adults play soccer in the grass area and parents with small children picnic use the swings and playgrounds.

### ***Seasonal Changes***

Sanborn Park experiences a drop in park activity during the winter. The park is especially shady during the winter months and the rain often makes the lawn soggy and muddy. Activities that normally occur on the lawn area in the summer, such as soccer, day camp and picnics cease due to the wet and cool weather.

## PARK MASTER PLAN





## Community Design Process Summary

### Description of Design Process

As a result of the collaborative partnership between the Spanish Speaking Unity Council, The Trust for Public Land and the University-Oakland Metropolitan, Professors Walter Hood and Louise Mozingo of the Department of Landscape Architecture at the University of California at Berkeley (UCB) began working on a park planning process through a graduate studio course in January 1996.

The studio followed a three step process:

#### *Analysis*

- Research UC Berkeley students conducted extensive background research into many aspects of the neighborhood and the park.
- Interviews The students interviewed members of the community to begin to understand the neighborhood's goals for the park.
- Presentation The students presented analysis of the existing park at the first community meeting and design workshop.
- Programming and Planning A workshop dividing participants into four groups was held allowing community members to create plans for the park that incorporate elements thought to be most crucial.

#### *Design Alternatives*

- Input Analysis From ideas generated in the community workshop, the students identified three distinct approaches to the park.
- Design A group of students was then assigned to expand upon each of the three approaches. Within the classroom setting there was a series of presentation and feedback provided by professors and students refining proposed solutions.
- Community Presentation The three alternative options were then presented to the community, first at a meeting at Sanborn Park and then at meetings of Fruitvale community organizations and daily in the park for a three week period.
- Feedback The UCB students and professors recorded responses to the park design options using a Community Input Survey.

#### *Master Plan Development*

- Analysis The results of the survey and input from public meetings to review the design alternatives were collated.
- Redesign UCB students and professors created a Master Plan incorporating aspects from each of three alternatives and included additional

- Proposal feedback from the community.  
The final Master Plan will be submitted to the Oakland City Council for adoption.

### **Community Input in the Analysis Phase**

UC Berkeley graduate design students initiated the project by conducting a series of meetings with residents of the Fruitvale Community, individuals using the park, Sanborn Park Recreation and Cultural Services staff, and park volunteers and important community organizations including the Sanborn Advisory Council, the Hawthorne-Whitton Elementary School PTA, the Fruitvale Lions Club, The Fruitvale Community Development Council, Friends of the Latin American Library, Spanish Speaking Citizenship Class, Sanborn Park Volleyball Tournament, Spanish Speaking Citizen's Foundation, the Fruitvale/San Antonio Community Building Team, The Fruitvale Merchant's Association, St. Elizabeth's Wednesday Night Service, Neighbor Day '96 (San Antonio Park), and United Indian Nations.

The following elements were identified through these meetings and interviews as important to a Master Plan design concept:

- Acknowledge multicultural aspects of the community in the park design
- Serve all ages with design of park and buildings
- Provide security lighting which will stay on all night
- Keep as many of the trees as possible
- Remove shrubs and prune trees to improve visibility within the park
- Close park with a fence at night
- Add more benches and use concrete seat walls around trees with flower beds inside
- Develop plaza/gathering space
- Increase size of lawn
- Provide improved play equipment and separated play areas for children of different ages
- Add picnic tables
- Increase the size of the community center
- Incorporate space for indoor activities during bad weather in the new building
- Separate indoor restrooms from outdoor; Provide accommodations for adults, children, and disabled persons
- Expand and improve the kitchen to allow for fundraising events (ie. Add an indoor/outdoor access counter to be used as a snack bar)
- Add activities for seniors (i.e. language classes, tai chi classes)
- Create a soccer field/grass area at Hawthorne-Whitton School
- Provide full time staff for clean-up indoors and outdoors
- Add stable garbage cans

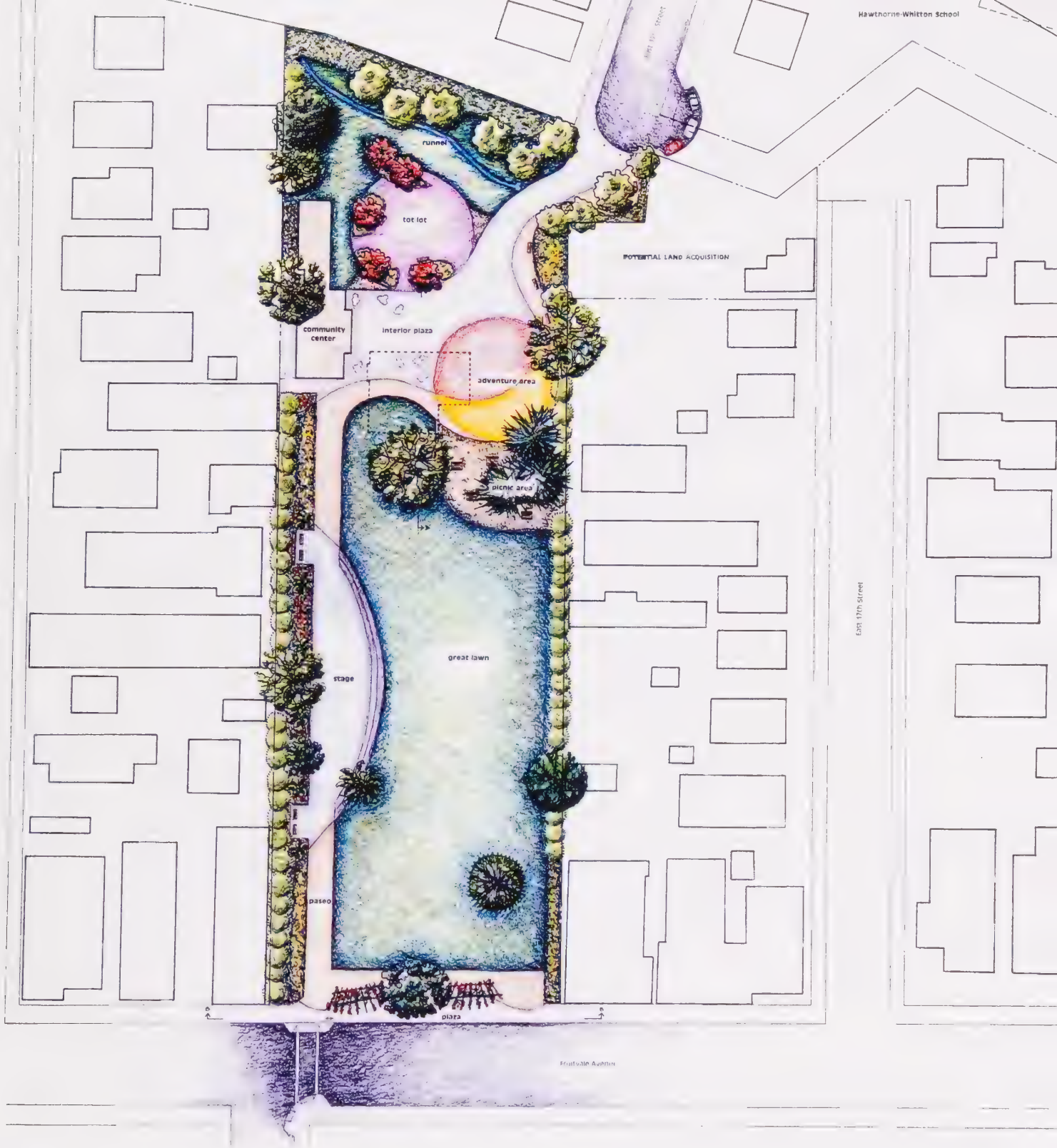
## **Sanborn Park Master Plan Design**

### **Description of Park Design Components**

The Master Plan for Sanborn Park is divided into three separate components. Component I includes the redesign and renovation of the park landscaping. Component II includes the construction of a

new Sanborn Park Community Center which will replace the existing community center and Component III includes the acquisition of up to two adjacent properties to expand the size of Sanborn Park and substantially improve the community's access to recreational open space in the neighborhood.

On the following page is the Master Plan design as it was adopted by the community on April 12, 1997. Detailed notes on the various elements of the design and provide additional information on supporting infrastructure and maintenance are also provided.



# SANBORN PARK

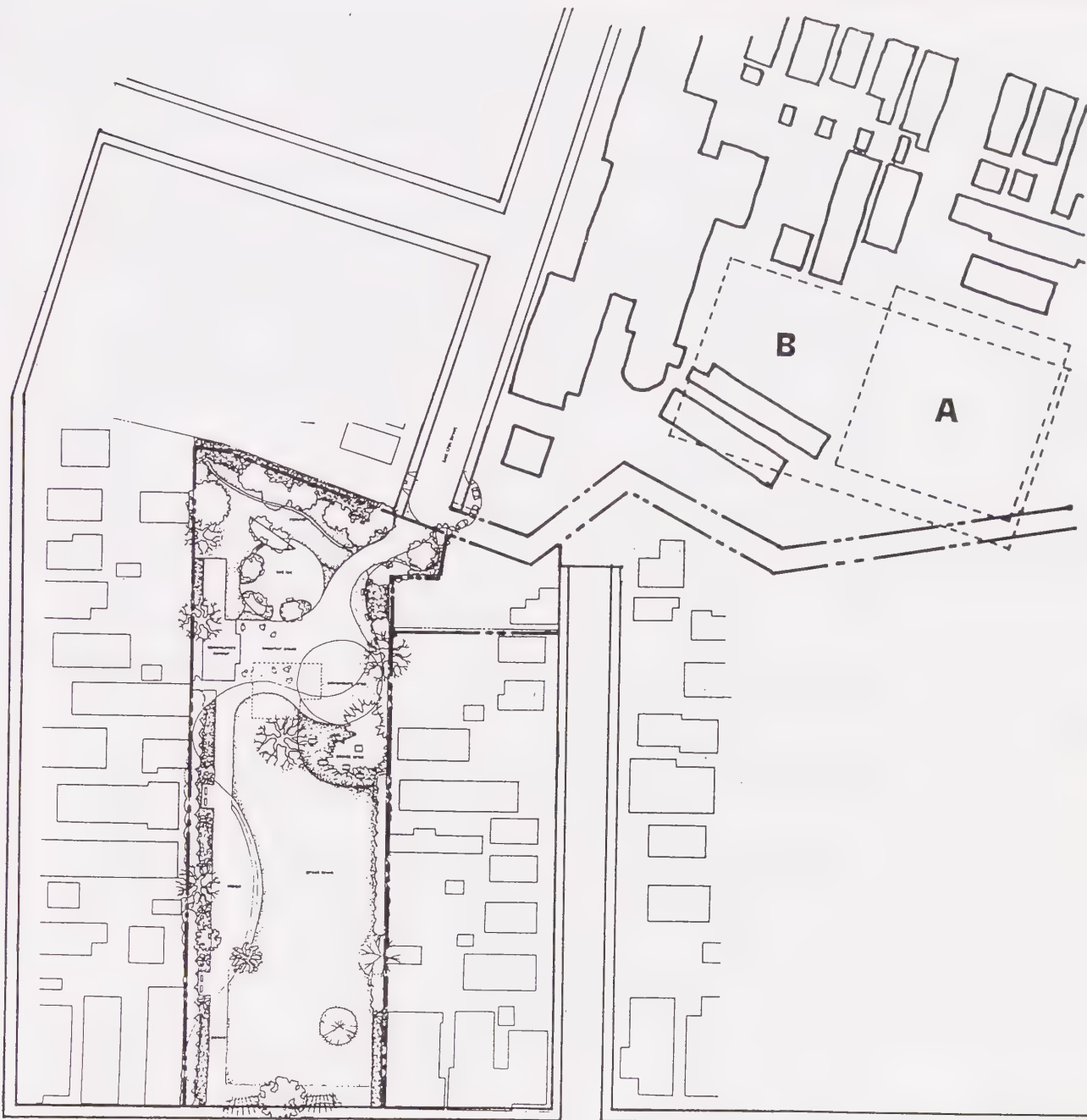
# OAKLAND, CALIFORNIA



MASTER PLAN

12 APRIL 1997





CONTEXT MAP:  
SCHOOL/PARK CONNECTION



## Description of Design

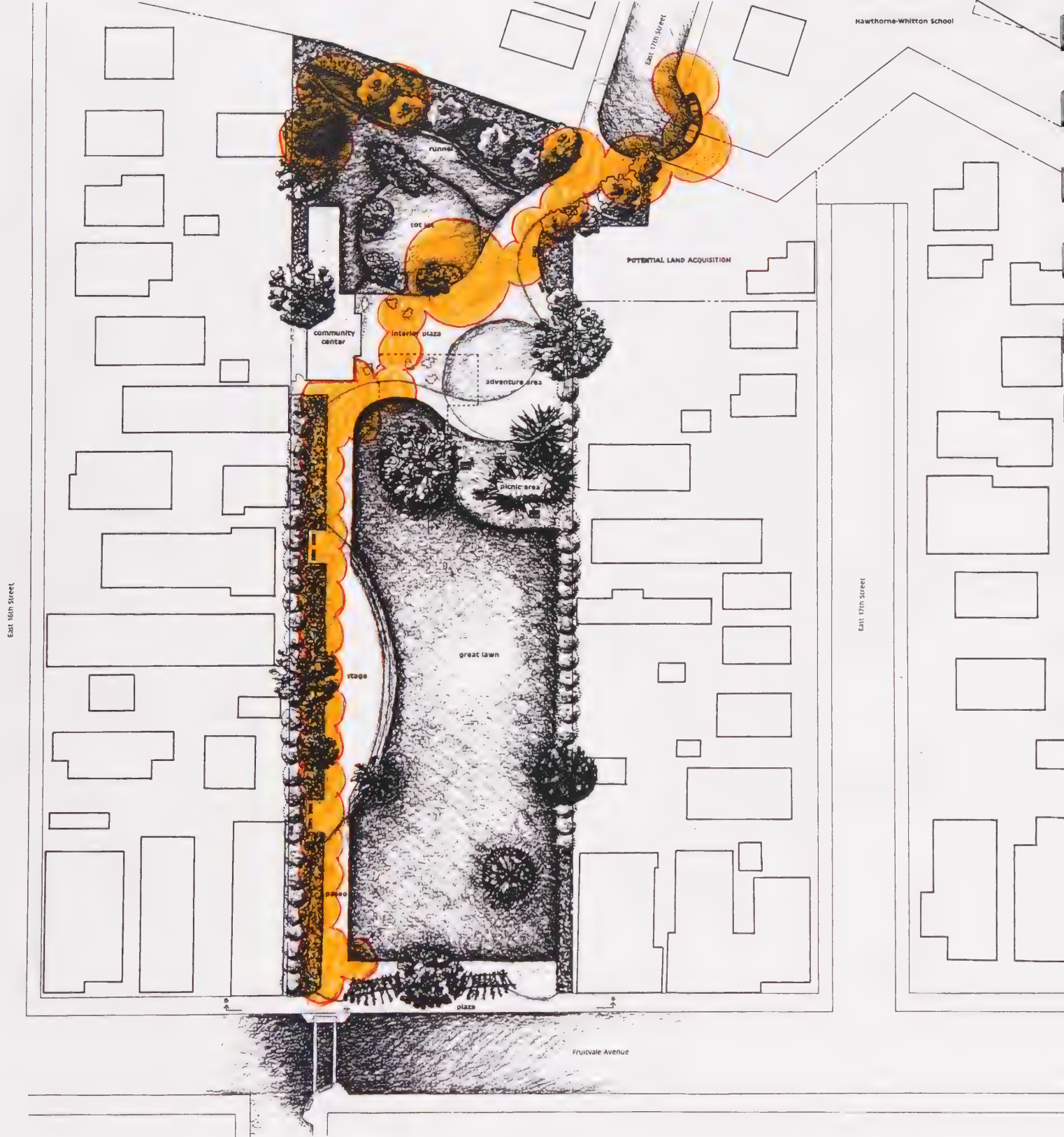
### Description of Design Elements

Plaza	The street plaza on Fruitvale Avenue is the main entrance into the park. The plaza features two trellis structures that will provide space for banners and community art projects. Benches under the trellises and near the kiosk will provide seating for people to wait for the bus, enjoy the sun or people-watch. An information kiosk will be located near the park entrance, displaying community center programs and neighborhood information. There will be a new sign to identify the park from Fruitvale Avenue, and a gate will close at dusk to deter people from driving on the paseo and using the park at night.
Paseo	The paseo is the new pathway on the west side of the park. The location of the pathway allows for the lawn to be as large as possible. The paseo is large enough for many people to gather and congregate, and to set up booths during festivals and community events. It also provides benches for enjoying morning sun and afternoon shade, while observing the activities on the lawn. Palm trees and colorful flower beds will line the edge of the paseo, giving both the entrance and the progression to the new community center a distinct character.
Stage	The stage extends from the paseo into a wider performance area. The curved concrete platform has three shallow steps down to the lawn and is ideal for theater and musical performances, graduation ceremonies, and dance performances. When the stage is not being used for programmed events it will be perfect for enjoying the sun and eating lunch. The stage area is only a foot higher than the lawn yet provides enough elevation change to enhance viewing during performances.
Great Lawn	The lawn area was the most requested and most important feature of the park to community members involved in the design workshops. The plan increases total lawn area by 27% and is large enough for casual soccer games, frisbee, relay races, picnicking and seating for stage performances. The lawn will be regraded and drainage will be improved.
Community Center	Since building a new community center is a top priority of the community members involved in the design workshops, the master plan shows the removal of the existing recreation center and the construction of a new building at the northwest edge of the park. A community design process, similar to the process for the park, will allow park users to be involved with the programming and design decisions for the new community center. Moving the location of the community center to the edge of the park will give people using the center view of the entire park. In addition, an unobstructed view from Fruitvale Avenue into the back of the park will allow for better surveillance of the park at night.

Interior Plaza	A plaza space outside of the community center will provide an informal gathering space for events and activities to spill out of the center. As a sort of 'front porch,' people can sit in the movable tables and chairs (stored in the community center at night), and enjoy park activities.
Play Areas	The 'Tot Lot,' for children ages 2 to 5 years old, and the 'Adventure Area,' for children ages 6 to 12 years old, will have new, safe accessible equipment and surfacing. The play areas are located near the community center to provide access to the restrooms inside. Benches will be located to allow mothers and other care-givers to supervise both play areas.
Picnic Areas	Six to eight picnic tables will be clustered under the pine trees at the north end of the lawn, next to the 'Adventure Area,' providing a shady space for birthday parties, family picnics or arts and crafts classes.
Runnel	The runnel is a water feature where children can play and explore with water. A hand pump will pour water into a small pool, which will then flow down the concrete runnel. The pump will be detachable and kept in the community center.
E. 17th St. Entrance	A new cul-de-sac at the end of East 17th Street will provide a more welcoming entrance to the park and parking for Park Staff. Bollards will prevent automobiles from entering the park, yet will allow patrol car access in case of an emergency. In addition, there will be space in the back for ranger patrol cars to turn around.
Potential Expansion	During the design process, the community showed great interest in expanding the park. Acquiring more land for the park would provide more space and could create a pedestrian link to Hawthorne-Whitton School. The lot at 2917 East 17th Street is being considered as a possible expansion site. Programming for the site might potentially include school and community gardens, and a garden center in the existing structure.

## **Description of Supporting Infrastructure**

Lighting/Visibility	<p>Personal safety and security are the primary concerns among residents who provided feedback to the design options. The most requested improvement to the park is better lighting. This issue will be addressed both in the design and by reinforcing coordination between park staff and law enforcement personnel.</p> <p>The Master Plan makes provisions for adequate lighting and eliminates enclosed spaces in which individuals can hide. Visibility will be extended all the way through the park by constructing the new Community Center to the side of the park rather than in the middle where it blocks views. Existing vegetation will be pruned and/or removed where it obstructs clear views.</p>
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# SANBORN PARK OAKLAND, CALIFORNIA

LIGHTING CONCEPT



Grading and Drainage

The Master Plan minimizes surface water run-off through the use of porous paving materials and grading of the lawn area to direct run-off to catch basins near the stage and paseo. In the rear of the park, an easement will be secured in order to fill and level out the area above the culverted Sausal Creek. This will expand the level area of the park and help curb undesirable uses by making the back of the park fully visible. In most cases, new structures and site features are not located within the drip line of existing trees. However, there will be grading in areas where feeder roots have surfaced due to current irrigation practices. In these cases care will be taken not to disturb primary root systems, and to amend soil and drainage where needed.

Ground Surfaces

Concrete

Concrete paving in different textures and colors is proposed for areas of heavy foot travel and vehicular access. The plaza areas of the park are composed of colored concrete. The concrete may be scored in different patterns to highlight specific areas of interest.

Decomposed granite

The pathways will be constructed of decomposed granite paving in different colors. A binding agent will be added to provide a firm stability and high compacting rate for maintenance and aesthetic purposes. These surfaces will create a lively and less reflective surface for strolling and other activity within the park. The porosity of the decomposed granite will provide better site drainage for paved and planted areas. Around existing trees the decomposed granite will not be compacted to prevent damage to tree root systems.

Playground surface

A new safety surface of handicap-accessible rubber matting will be installed in the playground areas.

New grass

The great lawn will be of newly planted turf. With improved grading, drainage and irrigation, the lawn should remain dry and lush.

Traffic calming

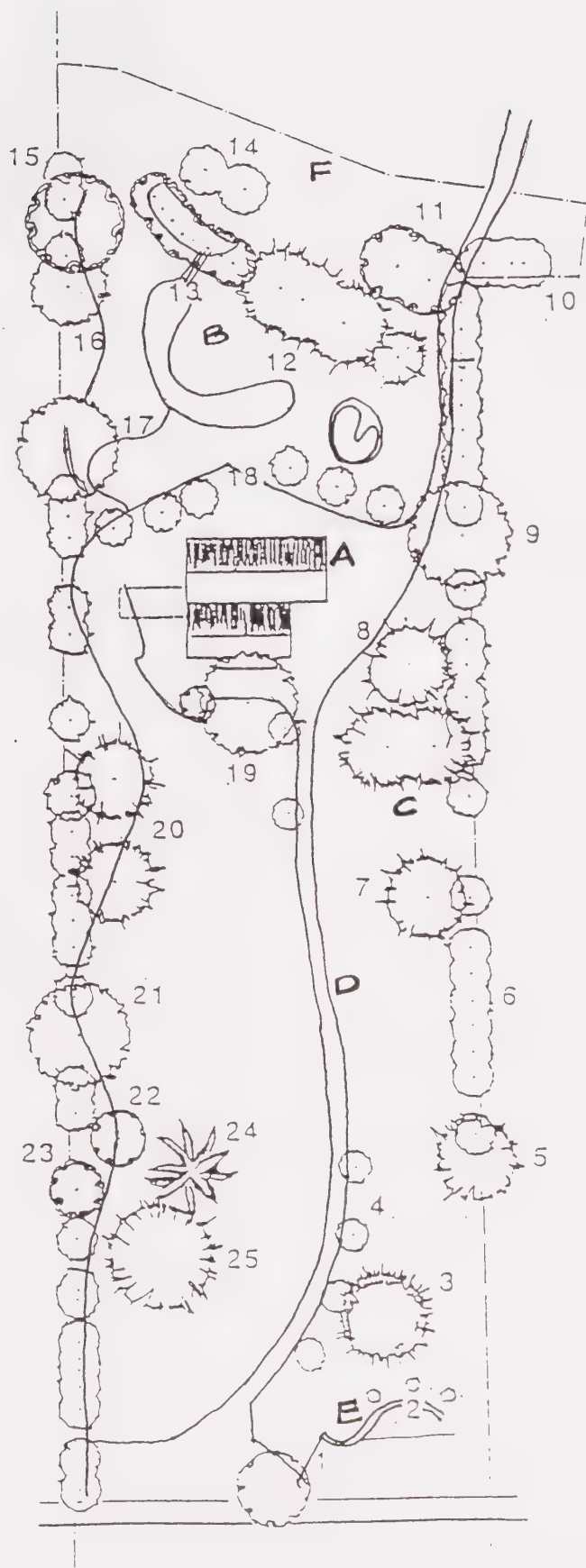
Extending sidewalks several feet into Fruitvale Avenue at the crosswalk located parallel to East 16th and the park will assist pedestrians in crossing Fruitvale Avenue into the park by making them more visible to motorists.

## Vegetation Management

### Trees

Many of the trees are in relatively good condition in spite of limited maintenance due to lack of funds. The site was originally over-planted with the expectation of tree thinnings every ten to twenty years, but this has not occurred. As a result, there is overcrowding which has been detrimental to the overall health of the park's tree population and will require the removal of several individual trees.

The park boasts several extraordinary trees. Community members identify the Monkey Puzzle, the Magnolia, the Eucalyptus, the Cedar, and the palm tree as landmarks for the neighborhood. The Melaleuca trees are in good condition and form an important edge around the park, creating a buffer between the neighboring residences and activity in the park. On the following pages is a summary of a tree survey conducted by the City of Oakland's Supervising Arborist indicating the name, location and condition of each tree with comments and general recommendations.





No.	Tree Name	Condition	Comments/Recommendations
1	Magnolia	Good	Prune to lighten load.
2	Weeping Cherry	Poor to very poor	None.
3	Monkey Puzzle	Fair to good	Possible litter problem.
4	Hawthorn	Good	Litter problem, stickers. Remove.
5	Stone Pine	Good	Drops limbs, beetle infestation. Remove.
6	Paperbark Melaleuca	Good	None.
7	Stone Pine	Good	Structural hazard. Remove.
8	Stone Pine	Good	Splitting evident. Remove.
9	English Elm	Fair	Prune, remove snag, remove large sprout.
10	Black Locust	Fair	None.
11	Eucalyptus	Poor	Structure is weak.
12	Monterey Pine	Fair	Beetle infestation—will worsen with drought. Structural weakness.
13	Australian Brush Cherry	Good	None.
14	Sycamore	Good	None.
15	Magnolia	Good	Requires structural pruning.
16	Sweetgum	Poor	Prune out dead wood.
17	Valley Oak	Fair	Remove ivy, watersprouts, dead wood. May require cabling.
18	Hawthorn	Fair to good	Litter problem, stickers. Remove.
19	Valley Oak	Excellent	In prime condition.
20	Monterey Pine	Fair	Signs of beetle infestation. Limb with structural weakness.
21	Elm	Fair to poor	Prune and balance. Needs further inspection.
22	Magnolia	Fair	Balance, thin and improve.
23	Holly	Good	None.
24	Canary Island Palm	Excellent	None.

25	Cedar	Poor	Considerable dieback due to beetle infestation. Tree will die in 1-20 years. Remove.
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### Existing Ground Covers and Shrubs

Most of the shrubs have been heavily pruned to allow for clearer visibility. The lawn is in very poor condition due to heavy use and an old irrigation system that functions poorly. During the rainy season, it is especially soggy and muddy due to the large number of evergreen trees shading the site. The earth around the benches is compacted from decades of use.

### Suggested New Plantings

The following are recommended as being particularly suitable species for the Oakland climate and the landscape effects envisioned in this Master Plan for Sanborn Park.

Trees	<i>Melaleuca stypheloides</i> Mexican Fan Palm, ( <i>Washingtonia robusta</i> ) English Oak ( <i>Quercus robur</i> ) Ginkgo biloba 'Fairmont'
Perennials	Fortnight Lily ( <i>Dietes vegata</i> ) Daylily ( <i>Hemerocallis</i> sps.) <i>Lantana</i> sps. <i>Plumbago auriculata</i>
Vines	Potato Vine ( <i>Solanum jasminoides</i> ) Bougainvillea Trumpet Vine ( <i>Distictis</i> sps.) <i>Hardenbergia violacea</i>

### Description of Component II Design Elements

At the present time, the project partnership is conducting a series of community meetings with Fruitvale residents to determine the precise configuration and design for the new community center. Please see the Appendix for the timeline for this process and summaries of the first two community meetings.



This view from the middle of the park, looking out toward Fruitvale Avenue, shows the great lawn and stage area as it would appear during a small performance. In the distance, trellises flank the popular old Magnolia on Fruitvale.

## Implementation

The following summarizes the development timeline and capital improvements cost estimate for Components I and II of the Sanborn Park Master Plan.

### Sanborn Park Project Development Time Line as of August 1997

<u>Date Completed</u>	<u>Activity</u>
June 15, 1996	Draft Master Plan: Design team to present to community groups for feedback - 6/15-7/25/96; FCC to coordinate.
July 29, 1996	1996 Draft Master Plan: Design team presents to community.
September 1996	Draft Master Plan reviewed at Sanborn Advisory Council meeting.
October 1996	Draft Master Plan revised to incorporate community input and SAC recommendations.
November 1996	General Obligation Measure I approved by voters, including funds for Sanborn Park. Meeting held with City Office of Parks, Recreation and Cultural Affairs (PRCSCA) for further review of Master Plan document.
December 1996 - February 1997	Master Plan revisions made by representatives of SAC, PRCS, TPL, SSUC, Office of Public Works, Traffic Division and Park Rangers.
March 11, 1997	Community meeting to present final Sanborn Park design and Master Plan.
April 12, 1997	Display Final Master Plan at public celebration ceremony.
May 17, 1997	Community Workshop for initial community ideas on design of new community center.
May 28, 1997	Final Master Plan presented to Parks and Recreation Advisory Council for approval.
July 2, 1997	Community Design Work Session to review and discuss alternative schematic plans/design aesthetics for new community center building.
August 2, 1997	Second Community Workshop to review, revise, and reach consensus on the draft design plan for new community center building.

August 1997	Proceed with site survey and any required soil tests
September 1997	Final Master Plan presented to City Council Life Enrichment Committee for approval.
September 1997	Final Master Plan presented to full City Council for approval.
September 1997	PRCS, SSUC, and TPL prepare additional information and resolutions as needed to facilitate RFP for Construction Documents and award of design contracts.
September 1997	Award contract for construction documentation. Four month period includes Design Development, PRCS review and comment, and Construction Documents. Incorporate new community center plans into Master Plan design.
October 1997 - January 1998	Complete construction bid package. Begin contractor bidding process.
February 1998	Complete bidding process. Negotiate contract.
March 1998	Sign Contract / Begin construction.



## SANBORN PARK CAPITAL IMPROVEMENTS USES AND SOURCES

Implementation of the Sanborn Park Master Plan is estimated to cost a total of \$1,450,000. Construction documents will be prepared upon approval of this Master Plan which will determine the final budget numbers. A more detailed cost estimate for Components I and II of the total cost estimate is included in the appendixes.

Component I - Redesigned Park Landscape:	\$ 921,734
Component II - New Community Center	\$ 720,000
Component III - Park Expansion	\$ 402,500
<b>TOTAL</b>	<b>\$2,044,234</b>

Funds have been identified from the City of Oakland Measure I Bond Program; the Community Development Block Grant Program; and the United States Department of Housing and Urban Development.

The following matrix delineates identified funding sources and respective amounts from each.

<u>Funding Source</u>	<u>Spending Category</u>	<u>Amount</u>
Measure I	Sanborn Park Renovation	\$500,000
	Totlot Improvements	\$100,000
Community Dev. Block Grant Program	Park Renovation	\$189,560
	Easement/Acquisition	\$ 74,600
UC Berkeley HUD Grant	Park Renovation	\$ 60,000
	Community Center	\$ 60,000
<b>TOTAL FUNDING AVAILABLE</b>		<b>\$984,160</b>

Additional funds to complete the master plan have been requested from the State of California and the City of Oakland Capital Improvement Project Program. They are as follows:

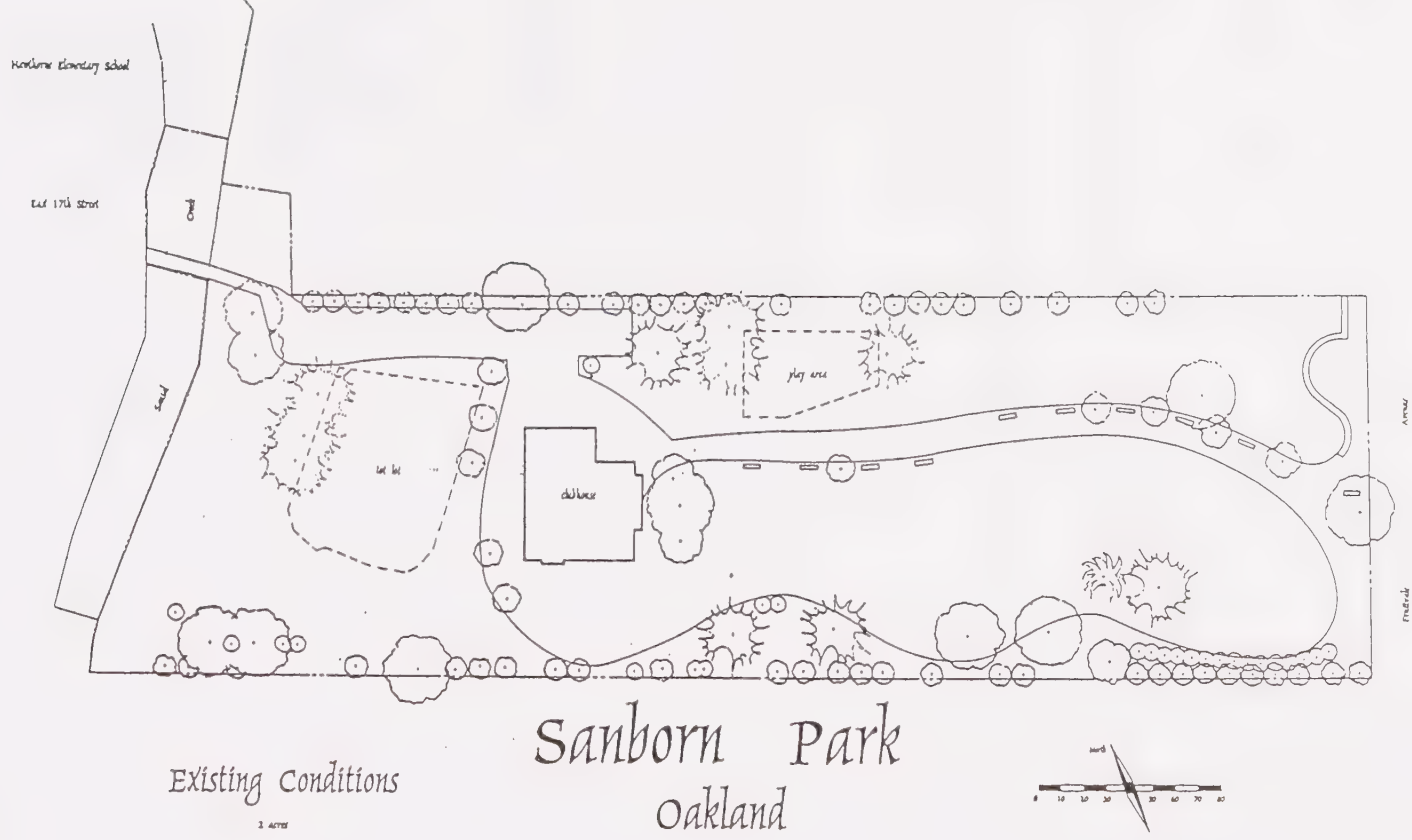
<u>Funding Source</u>	<u>Amount</u>
State of California	\$148,000
Capital Improvement Project Program	\$912,074
<b>TOTAL ADDITIONAL FUNDING REQUESTED</b>	<b>\$1,060,074</b>

In the event that the additional funding from the State and the Capital Improvement Project Program is not appropriated during the budget process, full implementation of the Master Plan would occur as funding is secured.

## APPENDIXES



# Sanborn Park Existing Conditions



# SANBORN PARK CAPITAL IMPROVEMENTS USES AND SOURCES

## ESTIMATE OF COSTS

### COMPONENT I: Park Landscaping

<i>Material or Fixture (incl. labor)</i>	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
<b>Site Preparation</b>				
Remove trees - Small/Medium	17	ea	\$125.00	\$2,125
Remove trees - Large	10	ea	\$300.00	\$3,000
Clear and grub site/disposal offsite	71,035	sf	\$0.75	\$53,276
Strip vegetation	20	sf	\$50.00	\$1,000
Protect trees (in necessary locations)	12	ea	\$25.00	\$300
Remove concrete sidewalk at Street	850	sf	\$1.50	\$1,275
Remove chain link fencing at rear entrance	120	lf	\$3.50	\$420
Removal of old light fixtures	2	ea	\$75.00	\$150
Removal of old playground equipment	1	lump	\$500.00	\$500
<b>Demolition Total</b>				<b>\$62,046</b>
<b>Grading and Drainage (Excluding 17th St. Entrance and Adjacent Improvements)</b>				
Rough grading (incl. stripping paving base)	71,035	sf	\$0.35	\$24,862
Drain inlets	3	ea	\$1,200.00	\$3,600
<b>Grading and Drainage Total</b>				<b>\$28,462</b>
<b>17th St. Entrance and Adjacent Improvements</b>				
Backfill	1,000	cy	\$25.00	\$25,000
Reconstructed fence on Ruiz property line	180	lf	\$13.10	\$2,358
Cul-de-sac fill	250	cy	\$25.00	\$6,250
Asphalt	120	ton	\$50.00	\$6,000
Crushed misc. base (3")	90	ton	\$40.00	\$3,600
Class "A" concrete curb and gutter	125	lf	\$16.00	\$2,000
Cul-de-sac removable wooden bollards	4	ea	\$800.00	\$3,200
Runnel with detachable pump handle	150	lf	\$220.00	\$33,000
<b>17th St. Entrance and Adjacent Improvements Total</b>				<b>\$81,408</b>
<b>Hardscape</b>				
DG paving stabilized	6,685	sf	\$2.00	\$13,370
Concrete paving	13,464	sf	\$6.00	\$80,784
Concrete stairs	300	lf	\$120.00	\$36,000
Concrete traffic bulbs on Fruitvale Avenue	540	sf	\$6.00	\$3,240
Class "A" concrete curb and gutter for traffic bulbs	55	lf	\$16.00	\$880
6" Mow Band	115	lf	\$4.00	\$460
Concrete seatwall	40	lf	\$130.00	\$5,200
<b>Hardscape Total</b>				<b>\$139,934</b>

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<b>Play Surface and Equipment</b>				
Tot protective surface	8,140	sf	\$16.00	\$130,240
Play structures	2	ea	\$25,000.00	\$50,000
<b>Play Surface and Equipment Total</b>				<b>\$180,240</b>
<b>Site Fixtures</b>				
Benches w/backs & arms	11	ea	\$825.00	\$9,075
Picnic tables	6	ea	\$1,640.00	\$9,840
Trellis	2	ea	\$6,000.00	\$12,000
Community info. kiosk	1	ea	\$3,500.00	\$3,500
Trash receptacles	4	ea	\$550.00	\$2,200
Bike racks	2	ea	\$775.00	\$1,550
Lighting	1	lump	\$30,000.00	\$30,000
Drinking fountains (incl. piping construction)	1	ea	\$1,500.00	\$1,500
Entry gate	1	ea	\$1,000.00	\$1,000
New project entry signage	1	ea	\$2,500.00	\$2,500
<b>Site Fixtures Total</b>				<b>\$73,165</b>
<b>Planting and Soil Preparation</b>				
Soil preparation-all planted areas (not incl. lawn)	19,450	sf	\$0.35	\$6,808
Wood fiber	1,075	sy	\$3.55	\$3,816
Hydroseed	40,298	sf	\$0.15	\$6,045
Palm trees	5	ea	\$1,000.00	\$5,000
Other broadleaf trees (15 gal.)	16	ea	\$110.00	\$1,760
Perennial/Groundcover (1 gal.)	800	ea	\$12.00	\$9,600
Drip irrigation system	19,450	sf	\$0.50	\$9,725
Spray irrigation system	40,298	sf	\$1.25	\$50,373
<b>Planting and Soil Preparation Total</b>				<b>\$93,126</b>
<i>Component I Subtotal</i>				<i>\$658,381</i>
<i>Component I Design and Engineering Costs</i>			<i>15%</i>	<i>\$98,757</i>
<i>Component I Contingency</i>			<i>25%</i>	<i>\$164,595</i>
<b>COMPONENT I TOTAL</b>				<b>\$921,734</b>

## COMPONENT II: New Community Center

Demolition of existing building	\$5,000
Environmental abatement (asbestos, lead)	\$15,000
New Community Center - 2 stories with elevator	\$500,000
<i>Component II Subtotal</i>	<i>\$520,000</i>
<i>Design Costs</i>	<i>15%</i> <i>\$75,000</i>
<i>Contingency</i>	<i>25%</i> <i>\$125,000</i>
<b>COMPONENT II TOTAL</b>	<b>\$720,000</b>

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**COMPONENT III: Park Expansion**

Acquisition and Park Expansion		\$350,000
Contingency	15%	\$52,500
<b>COMPONENT III TOTAL</b>		<b>\$402,500</b>

<b>COMPONENTS I - III TOTAL</b>	<b>\$2,044,234</b>
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**FUNDING SOURCES****SECURED FUNDING**

	Use Category	Amount
Measure I	Park Renovation	\$500,000
	Totlot Improvements	\$100,000
Community Development Block Grant Program	Park Renovation	\$189,560
	Easement/Acquisition	\$74,600
U.S. HUD Joint Community Development Grant	Park Renovation	\$60,000
	Community Center	\$60,000
<b>Secured Funding Total</b>		<b>\$984,160</b>

**REQUESTED FUNDING**

State of California	\$148,000
Capital Improvement Project Program	\$912,074
<b>Requested Funding Total</b>	<b>\$1,060,074</b>

<b>SECURED AND REQUESTED FUNDING TOTAL</b>	<b>\$2,044,234</b>
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## **Collaborating Partners in the Development of the Sanborn Park Master Plan**

### **City of Oakland, Life Enrichment Agency Parks, Recreation and Cultural Services**

Antonio Acosta, Director  
1520 Lakeside Drive  
Oakland, CA 94612  
510-238-3092

### **Spanish Speaking Unity Council Fruitvale Community Collaborative**

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1900 Fruitvale Avenue, Suite 2A  
Oakland, CA 94601  
510-535-6900

### **The Trust for Public Land Bay Cities Initiative**

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Rebecca Lillis, Project Associate  
116 New Montgomery, Suite 300  
San Francisco, CA 94105  
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### **University of California at Berkeley Department of Landscape Architecture**

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Louise Mozingo, Assistant Professor  
202 Wurster Hall  
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### **University of California at Berkeley, Institute for Urban and Regional Development**

Professor Judith Innes, Director  
**University-Oakland Metropolitan Forum**  
Victor Rubin, Executive Director  
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Berkeley, CA 94720-1870  
510-643-9103

## **Fruitvale Community Organizations Participating in Sanborn Park Master Plan Development**

### **City of Oakland**

#### **Team Oakland - Fruitvale District**

Karen Greenspan, Youth Employment  
Specialist  
1333 Broadway, Suite 330  
Oakland, CA 94612

### **City of Oakland**

Sanborn Recreation Center  
Barbara Miller, Recreation Specialist  
1637 Fruitvale Avenue  
Oakland, CA 94601

### **East Bay Urban Gardeners (EBUG)**

Allen Green  
1801 Adeline Street  
Oakland, CA 94607

### **East 16th Street Residents Association**

Nancy Lindley  
2925 East 16th Street  
Oakland, CA 94601

### **Friends of Sausal Creek**

Brenda Chatfield, Coordinator  
c/o Aquatic Outreach Institute  
155 Richmond Field Station  
1327 South 46th Street  
Richmond, CA 94804

### **Fruitvale - San Antonio Community Building Team**

Anthony Leach, Team Leader  
2648 East 14th Street, 5th Floor  
Oakland, CA 94601

### **Fruitvale Community Development District Council**

John Mortenson, President  
3532 Harper Street  
Oakland, CA 94601

### **Fruitvale Lions Club**

Wennie Nipay, President  
1671 Fruitvale Avenue  
Oakland, CA 94601

### **Fruitvale Merchants' Association**

Mary Frances Giamona, President  
3431 Foothill Boulevard  
Oakland, CA 94601

### **Hawthorne-Whitton Elementary School**

Becky Cohn-Vargas, Principal  
1700 28th Avenue  
Oakland, CA 94601

### **La Clinica de la Raza, Casa CHE**

Cassandra Hernandez  
1515 Fruitvale Avenue  
Oakland, CA 94601

### **Oakland Public Library - Cesar Chavez Branch**

Toni Bissessar, Executive Director  
1900 Fruitvale Avenue  
Oakland, CA 94601

### **St. Elizabeth's Church**

Haydie Salgado  
1545 34th Avenue  
Oakland, CA 94601

### **Sanborn Advisory Council**

Quincy Campbell, Rana Choi, Salud  
Dacumos, Blanca Guzman, Al Lozano,  
Edmundo Nevel (President), Wennie Nipay,  
Cookie Robles, Maria Sanchez, Lizz Segovia,  
Debra Taylor, Cesar Tarrango  
1637 Fruitvale Avenue  
Oakland, CA 94601

## Design Alternatives

### Alternative 1

One of the design workshop team developed a plan that maximized the natural environment and daylighted Sausal Creek. Since the interest in opening the creek was high in this group, the design team assigned to this task developed a plan that had the following three elements as the focus: opening the creek, active recreation areas, and maximizing the environment and its resources.

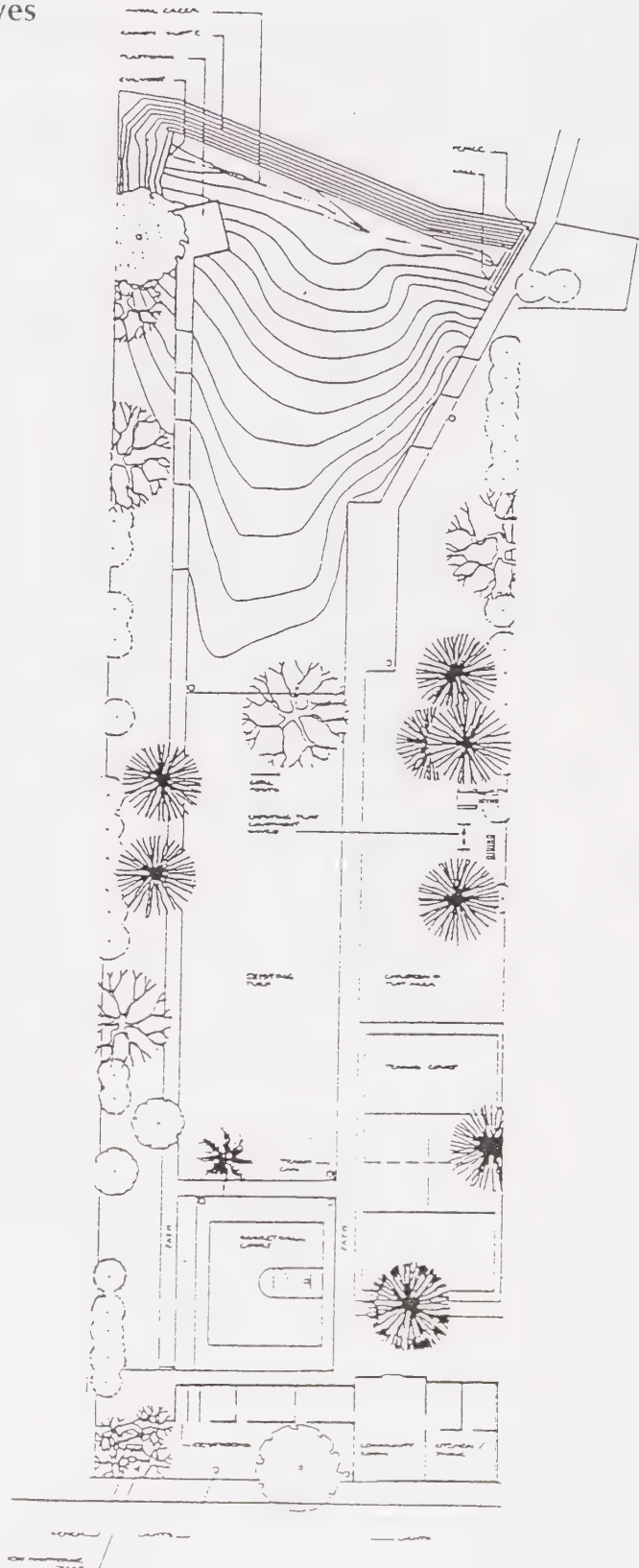
The creek is presently 22 feet below surface and in order to daylight it and allow access to the creekbed, a considerable amount of dirt needs to be removed and new grading and drainage installed. A 7% slope is necessary for the creekbed to be accessible to all types of users. A grassy field with native grasses begins at the existing recreation center and levels off at the creekbed. This grass area allows children to run and play in a large open area. A 22 foot retaining wall is necessary at the back of the park to provide stability for the residence directly adjacent to the park. A fence and retaining wall provide security at the bridge near the back entrance of the park.

The recreation center building remains in the existing location with two new pathways on either side of the building. The new pathways frame a lawn area that would provide space for football, soccer, baseball and Frisbee. The existing swings and play equipment on the right-hand side of the park remain in the same location.

To provide both access and visibility into the court, the half-court basketball court is located on the street at the front of the park. This area has a good deal of traffic and safety concerns would be less than if the court was in the back of the park. A plaza area at the front entrance gives the park an entry area and a presence on the street. Seatwalls and some new vegetation will provide space to wait for the bus.

### Community Reactions to Alternative 1

- 61% voted NO to opening the creek because





- it may be unsafe due to illicit activities and danger of water
- 32% voted YES to opening the creek because of opportunities to interact with nature, aesthetics, educational opportunities and park variety
- 7% voted MAYBE because they were concerned with safety issues and wanted the funding for the park to be directed toward landscape/park equipment, not the creek
- 57% voted that the community center needed to be renovated. Increased size , better location, general upgrading, better bathrooms and more paint and murals were specific suggestions for a better recreation center
- 43% voted that the community center was fine as it was and that lighting near and around the building should be improved. The general reaction was that the center was in a good location and that the staffing and programming of the center should be the focus of the money
- 68% voted to remove trees in the back of the park in order to increase visibility through the park. Community members thought that removing the trees would make the park safer and would provide more sun and open space for play
- 29% voted to keep all of the trees. Some respondents suggested trimming the branches for better visibility
- 3% were unsure of their opinion
- 89% of the voters responded that new playground equipment must be added to the redesign of the park. Many want to clean and refurbish the existing equipment as well
- 7% voted that the existing play equipment is adequate
- 4% had no opinion
- 53% of the respondents voted for the basketball court. Most liked the court but wanted it elsewhere and larger
- 11% did not want a basketball court in the park
- 21% of the people wanted increased lighting in the park
- 13% want an entry plaza
- 63% of the respondents did not want to move the community center at any time because it may block the view into the park and would be too expensive
- 30% thought that moving the center was a good idea, but some were concerned about it moving to the front of the park
- 7% had no opinion

## Alternative 2

The design for Alternative 2 is simple and elegant. Much of the park is lawn and open green space. The recreation center remains in the existing location. The three main elements to this plan are: the entry plaza, palm walk, mounds and a community garden.

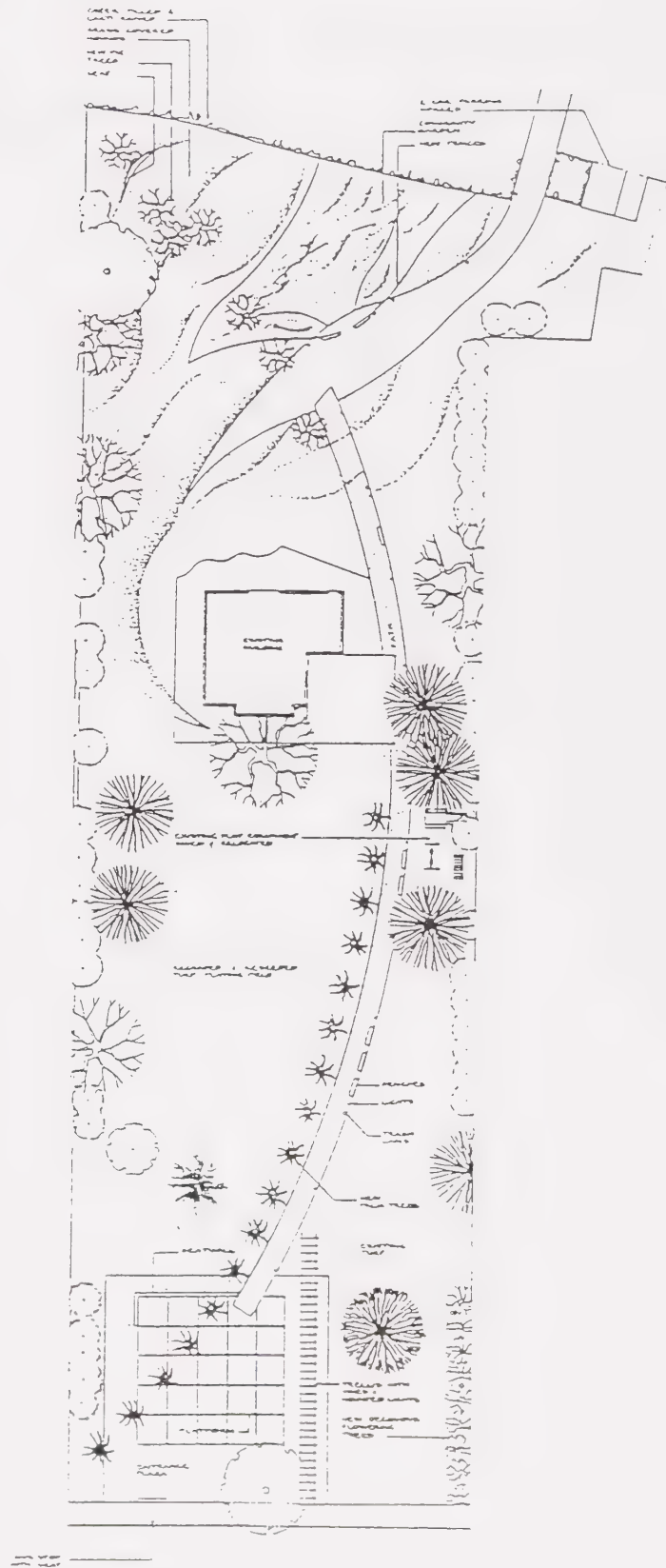
The entry plaza provides an area to have large group gatherings and for small groups to meet and wait for the bus. It has a vine-covered trellis which provides shade for hot, sunny days. It incorporates a seat wall into the plaza edge, providing much needed seating for this heavily traveled stretch of Fruitvale Avenue.

The entry plaza leads into a curved palm walk. Tall Mexican palms rise along the edge of the pathway to mark the park as an important landmark. The palms are lit at night and do not provide any additional shade to the park during the day. The path has benches along the curve to allow for supervision of the playgrounds and observation of the large lawn space.

The back of the park features a group of planted mounds which have grasses growing on the surface. The mounds range from three to four feet tall and are ideal for children to run and play on, while parents and neighbors garden in the area adjacent to the mounds.

### Community Reactions to Alternative 2

- 74% of the community members were in favor of an entry plaza with a trellis
- 23% were not in favor of the plaza or the trellis because the kids should be the priority and because the plaza was too large
- 3% did not have an opinion
- 62% voted in favor of a walkway with benches, lights and palm trees
- 27% did not like the walkway because it seemed an unnecessary priority and the palm trees would be too messy
- 10% were primarily concerned with lighting of the walkway



- 1% had no opinion
- 87% of the respondents voted favorably for a large green lawn area that has better drainage
- 9% did not think the lawn was a priority
- 4% did not have an opinion
- 25% of the respondents wanted to keep some of the old play equipment but add new mounds for kids to play on
- 73% did not like the idea of mounds as play structures
- 2% had no opinion
- 64% of the community members liked the idea of community gardens integrated with the mounds with some reservations about the security and maintenance. A few people liked the idea of a garden but without the mounds
- 31% were not in favor of the garden integrated with mounds because it is less of a priority and security and maintenance would be too big of a problem
- 5% did not have an opinion
- 60% did not want to move the community center at any time
- 38% responded favorably to moving the center
- 2% did not have an opinion



### Alternative 3

The design in Alternative 3 is activity-focused and keeps many of the existing structures to preserve some of the park's history. The six main elements of this plan are: the street plaza, the paseo, the stage, the great lawn, the playground areas, and the community gardens. Each of these elements work together to form a continuous progression of events throughout the park. The recreation center remains in the existing location.

The street plaza creates an area for people to meet others, wait for the bus, and hang out. The fruit trees provide both color and shade for hot summer days. Benches and an information kiosk provide an area for gathering and waiting for the bus. The paseo is framed by fruit trees at the park entrance and is set to the left side of the park to allow clear visibility to the back of the park. The walkway is an area large enough for people to gather and watch the activities on the stage and the lawn, and to set up booths during fairs and other recreation center events.

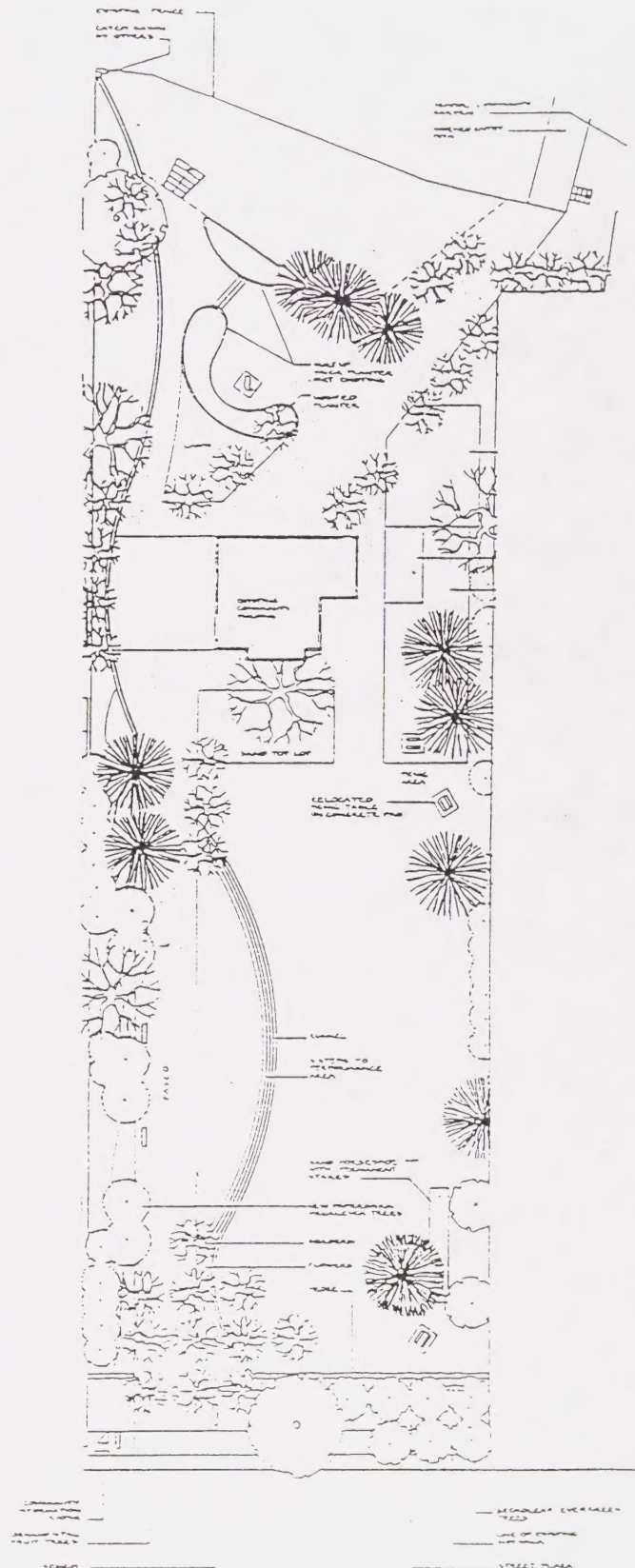
The stage and the great lawn provide a sunny area for group games, theater and musical performances, graduation ceremonies and picnics.

New and existing playgrounds are located near the recreation center, allowing for close staff and parental supervision. The new tot lot is close to the existing swings and new playground equipment and the half-court basketball so that children of all ages can be supervised at one time.

The back of the park has a new entrance that is larger and is planted with the same fruit trees as in the front of the park. Gardens are incorporated in the creek culvert area, providing an area for neighbors to meet and garden, as well as space for Hawthorne School to plant gardens.

### Community Reactions to Alternative 3

- 83% of the respondents replied favorably to having a street plaza with a kiosk and seating
- 17% did not like the plaza because of the





maintenance of the kiosk. The removal of the palm though less of a priority was also a factor

- 75% of the community members were in favor of a big lawn with a stage/overlook
- 25% did not respond favorably because the stage takes up too much space and it would remove too many trees
- 84% of the people voted for a paseo with seating
- 16% were not in favor of the paseo because they like the present path and benches and they do not want any other trees removed
- 83% of the respondents voted to refurbish the existing community center
- 15% did not think that refurbishing the center was a priority
- 2% did not have an opinion
- 98% of the community members felt that new play equipment should be installed in the park because this was the biggest and most important priority
- 2% did not have an opinion
- 60% of the respondents were in favor of having community gardens in the back of the park with some reservations about safety and security
- 30% were not in favor of the gardens because of the maintenance and security issues and many preferred a more park-like atmosphere
- 10% did not have an opinion



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